



Unsolicited Proposal Submitted Pursuant to Section 255.065, Florida Statutes.

Submitted to:

Monica Cepero
Broward County Administrator
Broward County Board of County Commissioners
115 S. Andrews Avenue, Room 9
Fort Lauderdale, FL

Submitted on behalf of:

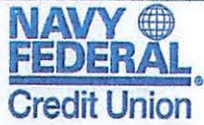
Dustin DuBois
President
Filthy Organics
4920 NW 7th Place
Pompano Beach, FL 74
Email: Info@filthyorganics.com
Phone: 954-501-1159

Date: 12/4/2025

This unsolicited proposal is respectfully submitted to Broward County in accordance with Section 255.065, Florida Statutes, which authorizes counties to receive, evaluate, and consider unsolicited proposals for qualifying projects.

Enclosed with the unsolicited proposal, and pursuant to Part VII of Chapter 8 of the Broward County Administrative Code is a cashier's check in the amount of \$10,000.

- 12 Packages Included -



PO Box 3000
Merrifield, VA 22119-3000
navyfederal.org

68-7497
2560

Cashier's Check

Serial No.	Account No.	Date	Amount
0463077032	*****7342	12/02/25	\$*****10,000.00

Pay
to the
Order of

BROWARD COUNTY BOARD OF COMMISSIONERS

REMITTER: DUSTIN J DUBOIS

Authorized Signature

⑆256074974⑆

280912

⑈002



December 2, 2025

Monica Cepero, County Administrator
Broward County Board of County
Commissioners
115 S. Andrews Avenue, Room 409
Fort Lauderdale, FL 33301

**Re: Broward County North HHW Drop-Off Station -
2780 N. Powerline Road, Pompano Beach, FL 33073**

Dear County Administrator Cepero:

Filthy Organics, LLC is an organic waste recycling company based in Broward County, FL. South Florida is quickly running out of landfill space and with organics representing approximately 30% of our waste stream, it is clear there is an urgent need for robust composting solutions. With the goal of supporting the County in managing this growing crisis, Filthy Organics has identified a portion of Broward County owned property totaling approximately 8 acres as a perfect location to construct a new composting facility. Filthy Organics has interest in negotiating with Broward County a Long -Term Ground Lease to build and operate a composting site that will service clean green waste generators within Broward County and potentially include, with the County's concurrence, food waste in the future.

Filthy Organics, LLC is a Certified County Business Enterprise (CBE) as well as a Certified Service-Disabled Veteran Owned Small Business. The Filthy Organics team has been working hard since 2020 to pave the way and show that composting is a great solution to a large portion of our waste problem. Filthy Organics has been successfully operating a Community Scale Aerated Static Pile Composting facility in Broward County since 2021 and currently processes approximately 22,000 lbs. of organic waste per week. Filthy Organics is eager to expand our positive impact on the County. Filthy Organics has already partnered with the City of Deerfield Beach, the City of Coral Springs and the City of Coconut Creek, The Town of Southwest Ranches, The City of Lighthouse Point and many other private commercial and residential clients to provide collection and composting services. Some municipalities provide our doorstep collection services, some host drop off locations and some do a version of both. In addition, we are very proud of our partnership with private entities like North Broward Preparatory School, The Hollywood Hard Rock Hotel, and the Florida Panthers Arena where we collect and process food waste generated by their food service facilities.

Filthy Organics is interested in:

1. Securing a 20 Year Ground Lease on County owned property at 2780 N. Powerline Rd, Pompano Beach, FL 33069, commonly known as the "North Drop-Off Center" (Parcel #484222000220).
2. Constructing a covered Aerated Static Pile Composting Facility capable of processing a minimum of 25,000 tons per year of organics waste. From execution of the lease, design, permitting and construction should take 12 months.

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3. Investing approximately \$2MM into the development of composting activity and related infrastructure.
4. Providing a reasonable payment to secure the lease.
5. Negotiating a revenue split with the County based on a share of tipping fees.
6. Complying with all Broward County Office of Economic and Small Business Development requirements.
7. Engaging with the County, Solid Waste Authority, School District and other community organizations to support educational opportunities with respect to composting on the site.

To our knowledge, this project would be the first commercial compost facility in South Florida to operate as a partnership with any local government. We see that as a huge opportunity for Broward County to be true leader in our State.

As the County is aware, this effort would divert organic waste from landfills which reduces methane emissions and creates a finished product called compost. Compost is a safe nutrient rich soil amendment that when used for landscaping and agricultural operations, significantly improves the health of our soil. Compost adds back organic matter and nutrients to our soil which improves the overall health of all of plants. This benefit alone reduces the requirement for the application of chemical fertilizers which eventually make it into our waterways and water supply. Compost also improves the root structure of plants which reduces erosion and improves the soil's ability to absorb rainwater and reduce runoff. Lastly, compost works like a sponge to hold moisture in our soil allowing our plants while reducing the need for supplemental irrigation. It's easy to see how incorporating compost into our soils makes sense for mother nature and our pocket books. Compost produced by Filthy Organics is tested regularly to ensure the highest level of safety and quality prior to its availability to the market.

The above-mentioned property is a perfect location for this operation due to a few factors:

1. It is situated on top of a closed ash landfill, next to an existing septage receiving facility and directly across the street from the Broward County Waste Water Treatment Plant.
2. It has room for growth. If utilized, the entire 8 acres on top of the closed ash landfill would allow for an additional 100,000 to 120,000 tons per year to be composted.
3. It is located in an industrial district with adequate access from Powerline Road.
4. While portions of the connecting property are traditionally set aside to accommodate hurricane debris, the use of this small portion of the property is clearly separate from the main debris collection areas and should have not impact debris management operations.

Due Diligence:

While we have met with the Broward County Environmental Permitting Division, the permitting for this project will be done through Florida Department of Environmental Protection. Filthy Organics has met with the appropriate agencies within FLDEP to ensure that this is a permitted use of the property.



We believe that the proposal herein is extremely beneficial to Broward County, its citizens and businesses. Moreover, it saves the County expenditures from its general funds to maintain the property. Please provide this unsolicited proposal to the Broward County Board of County Commissioners at your earliest convenience. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dustin DuBois", is written over the word "Sincerely,".

Dustin DuBois, President
Filthy Organics, LLC

Broward County's Need for Yard Waste Composting

The Need

- Yard trash is **14% of residential** and **6% of commercial** waste (~200,000+ tons/year).
- Current landfill disposal costs **\$75/ton**, the highest in the Tri-County region.
- Much of this material is still landfilled or minimally processed.
- SWA Master Plan (May 2025) identifies **yard waste as the first priority** for organics diversion.

County Goals

- Boost recycling/diversion above **60% by 2045**.
- Lower disposal costs vs. landfilling.
- Build infrastructure: Master Plan recommends **~380,000 TPY yard waste capacity**.
- Promote circular economy: encourage use of **mulch & compost in landscaping**.

Our Proposed Site: North County Composting Facility

- Capacity - 120,000 TPY (meets one-third of county's need).
- Technology - Aerated Static Pile (ASP) composting.
- Economics - Target tipping fee **\$65/ton** (below county landfill rate).
- Products - Bulk compost, colorized mulch, soil blends.
- Location - Pompano Beach North Drop-Off (county-controlled land).

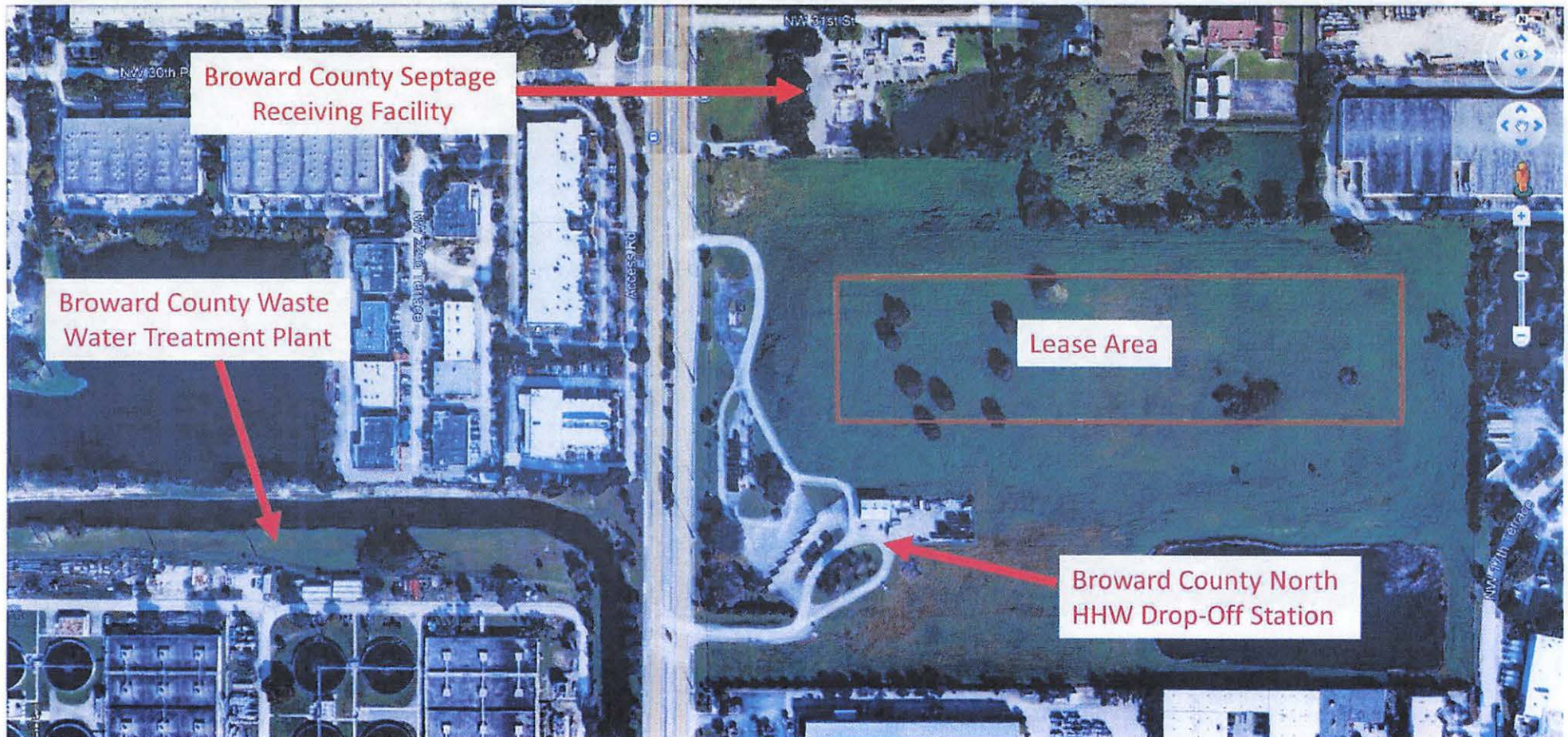
Why It Fits

- Directly aligned with SWA Master Plan recommendations.
- Cost-competitive vs. \$75/ton landfill disposal.
- Matches documented local market demand (~107k TPY).
- Provides scalable infrastructure to help hit county diversion targets.
- Public-private partnership delivers benefits without county having to build/operate.

In short: Broward County needs yard waste composting capacity. Our 120,000 TPY site provides a shovel-ready, cost-effective solution aligned with county goals.

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Lease Location



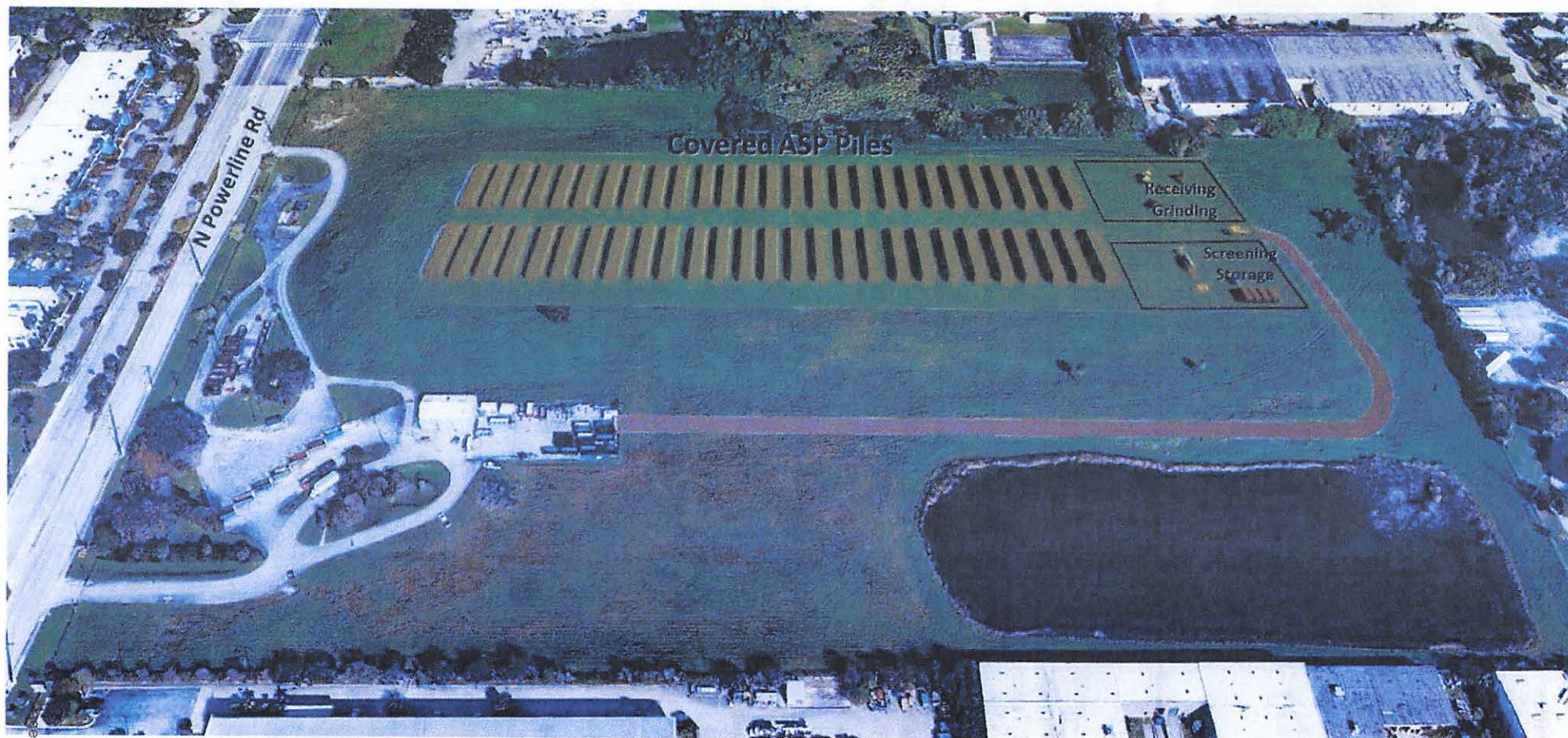
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Site Layout at 25K-30K Tons Per Year





Site Layout at 100K-120K Tons Per Year



Dustin DuBois

President

Filthy Organics, LLC



I am a proud Broward County native, born and raised in a family that has called this community home for three generations. My roots here run deep-both personally and professionally. For over 40 years, my family has operated a successful construction business that has helped shape the built environment of our region, and we have remained committed to giving back to the community that gave so much to us.

My grandmother, Margaret White, played a pivotal role in preserving one of Broward's most beloved historic landmarks-the Sample-McDougald House-ensuring that future generations could experience the history and charm of our area. Her dedication inspired my own commitment to civic engagement and sustainable development.

After serving for five years in the United States Navy as a Naval Special Warfare Combatant-Craft Crewman (SWCC), I returned home to build on my family's legacy. I now lead JWR Construction Services, a commercial general contracting firm specializing in affordable multifamily housing. I'm also the founder of Filthy Organics, a Broward-based organics recycling company focused on diverting food and yard waste from landfills and turning it into nutrient-rich compost.

My wife, April, is also a Broward County native, and together we are raising our three young children with the same sense of community pride and responsibility that has guided our family for generations.

In addition to my professional work, I serve on several boards that reflect my deep commitment to the environment, public service, and historic preservation, including:

- Board Member and Past Chairman, Associated Builders and Contractors - Florida East Coast Chapter
- Board Member, Hinkley Center for Solid and Hazardous Waste Management
- Board Member, Florida Composting Council
- Board Member, Sample-McDougald House Preservation Society
- Board Member, Broward County Unsafe Structures Board

Broward County isn't just where I'm from-it's the community I continue to serve, protect, and invest in every day, through both my personal life and professional efforts.